



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
 NOTICE OF PUBLIC HEARING
 OF APPLICATION FOR MINOR VARIANCE
 A04-24
 Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)**

The Committee will give consideration to the minor variance application on:

Date: Wednesday, April 17, 2024 at 6:00 pm
Location: In-person at Town Hall, Council Chambers

Please submit written submissions and/or register to make oral submissions prior to **4:00 p.m.** on the consideration date. The public is encouraged to make oral submissions by pre-registering with the Secretary-Treasurer of the Committee of Adjustment by emailing coa@erin.ca or calling the contact information listed below with your name and phone number. Please indicate the application number or address of the property you wish to speak to.

Your submissions, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56*, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request.

APPLICANT AND PROPERTY INFORMATION

File Number:	A04-24	Subject Property Zoned:	M2
Owners:	2046582 Ontario Inc.	Zoning By-law:	07-67
Property Address:	11 Thompson Crescent		
Legal Description:	Lot 18, Plan 768		

PURPOSE OF APPLICATION

The applicant requests approval of this application, in order to obtain site plan approval and a building permit for the proposed industrial building addition.

REQUESTED VARIANCES

Details of the variances are as follows:

By-law Requirement	Relief Applied For
<u>Section 9.1.2 – Lot Requirements</u> Minimum Rear Yard: 7.5 metres	A minimum rear yard setback of 2.19 metres is proposed. Requesting a relief of 5.31 metres from the required minimum rear yard setback.



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By-law Requirement	Relief Applied For
<u>Section 9.1.2 – Lot Requirements</u> Maximum Lot Coverage: 40%	A maximum lot coverage of 42.1% is proposed. Requesting a relief of 2.1% from the required maximum lot coverage.

PUBLIC PARTICIPATION

Any person or public body is entitled to attend the public meeting and make written or oral submissions on the proposed variance.

NOTICE OF DECISION AND APPEAL RIGHTS

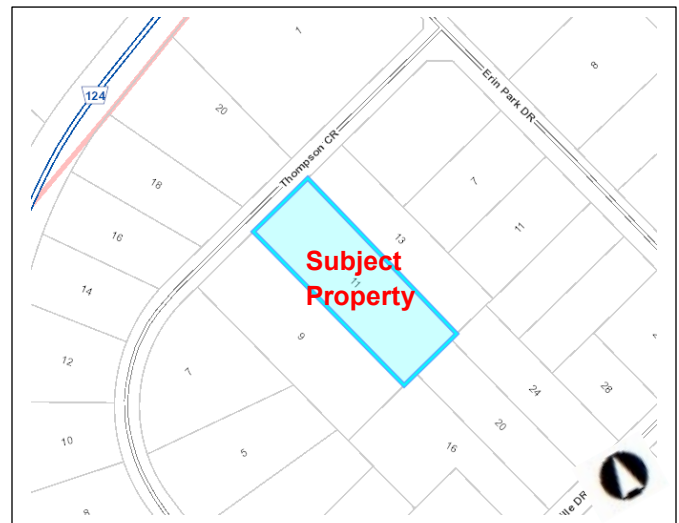
If you wish to be notified of the decision of the Committee of Adjustment for the Town of Erin in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Erin at the address provided below.

Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the *Planning Act, R.S.O 1990 c. P.13*.

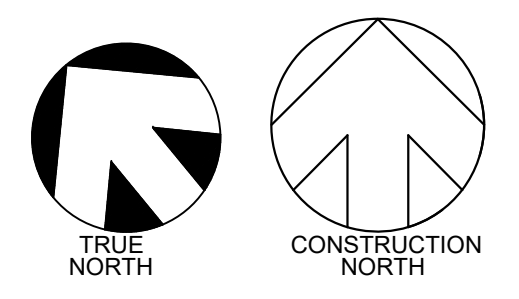
ADDITIONAL INFORMATION regarding this application, including information about appeal rights, is available between 8:30 a.m. and 4:30 p.m. at the Town of Erin Municipal Office.

Dated at the Town of Erin
This 3rd day of April, 2024.

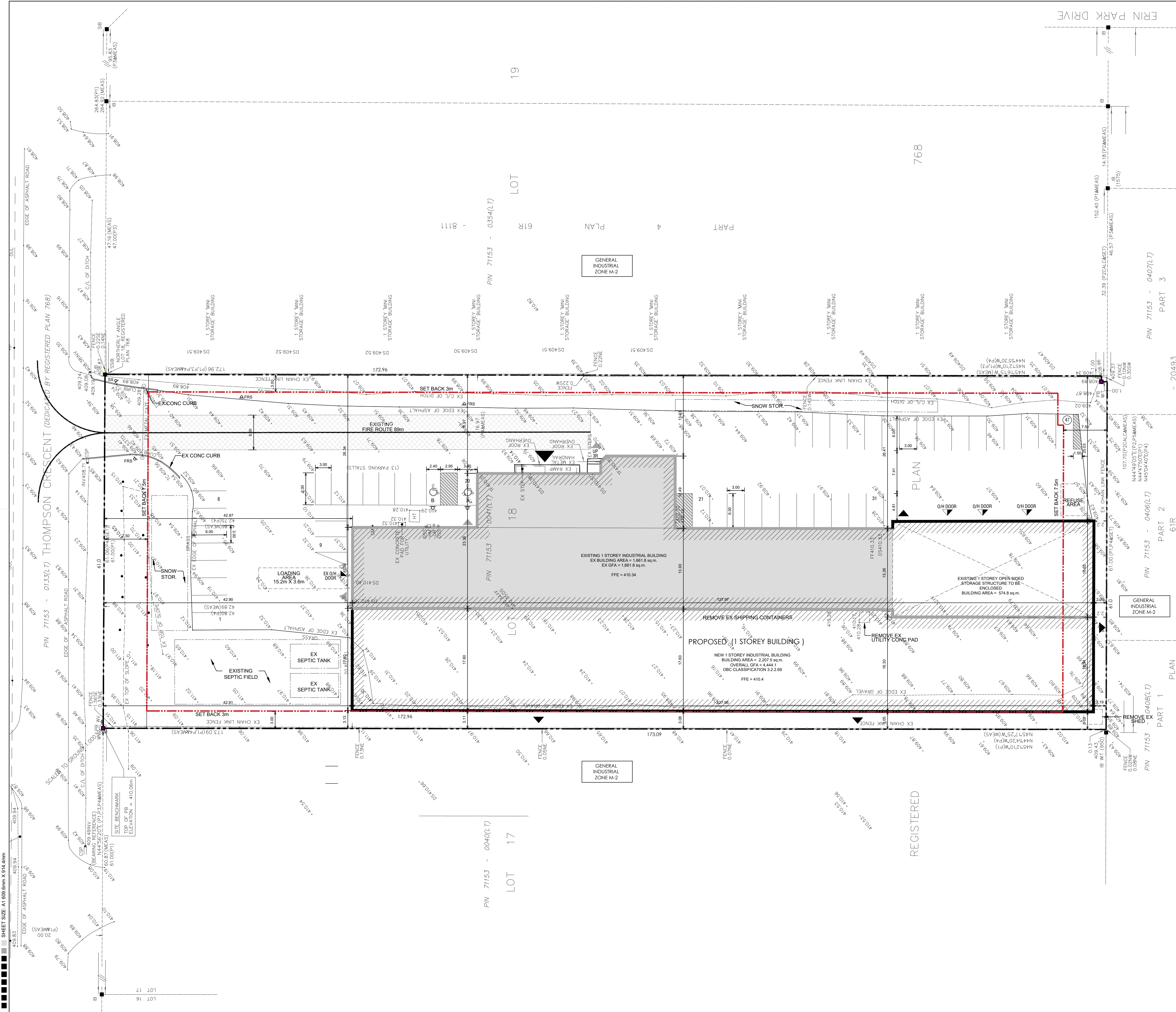
Justin Grainger, Secretary-Treasurer
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
P 519.855.4407 x223



REGISTERED PLAN 768
LOT 18
PLAN 61R-20493, PART 1,2 & 3
TOWN OF ERIN
COUNTY OF WELLINGTON



OWNERS	APPLICANT
2046582 ONTARIO INC. 11 THOMPSON CRESCENT ERIN, ON N0B 1T0 P (519) 833-9009	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH, MILTON ON L9T 2T1 P (905) 457-1618 F (905) 457-8852
SURVEY BENCHMARK	SURVEYOR INFORMATION
TOP OF PB ELEVATION = 410.03m	J.D. BARNES LIMITED 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1



LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED TREE PROTECTION HOARDING
- PROPOSED SILT FENCE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
- CC OR DIC
- NEW BUILDING AREA (FOOTPRINT)
- EXISTING BUILDING AREA (FOOTPRINT)
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- EX SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- OVERHEAD DOORS
- FIRE ROUTE SIGNS
- BARRIER FREE SIGNS (RB93)
- BARRIER FREE LOGO (PAINTED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (A500 COMPLIANT)
- STOP SIGN
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
- DAYLIGHTING TRIANGLE (SHADED)
- FIRE HYDRANT (EXISTING)
- BH - BOREHOLE. REFER TO GEOTECH
- BH/MW - BOREHOLE/MONITORING WELL. REFER TO GEOTECH

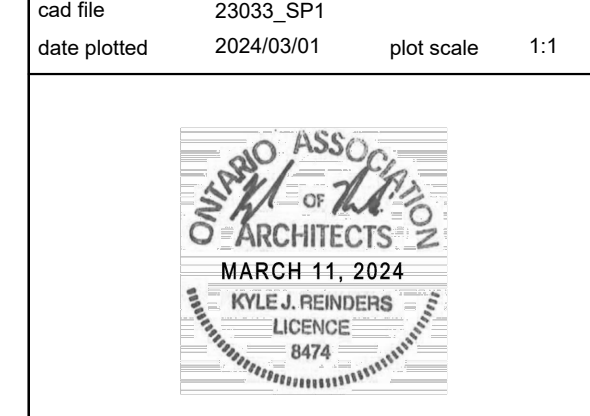
SITE STATISTICS

ITEM	EXISTING ZONING BY-LAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY - INDUSTRIAL M2	M2	M2
LOT AREA (sqm)	4000	10,561.6
LOT WIDTH (m)	N/A	61.96m
GROUND FLOOR AREA (sqm)	2,226.9	4,444.1
LOT COVERAGE (max)	40%	42.1%
FRONT YD (min.)	7.5 m	42.87 m (EX)
REAR YARD (min.)	7.5 m	2.19 m
SIDE YARD SOUTH (min.)	3 m	3.02 m
SIDE YARD NORTH (min.)	3m	13.93 m (EX)
LANDSCAPED OPEN SPACE (min.)	20 %	22.8 %
NUMBER OF PARKING SPACES	45	47
ACCESSIBLE PARKING SPACES	2	2
PARKING STALL DIMENSIONS (m)	3 m x 6 m	3 m x 6 m
PARKING AISLE (m)	6 m	6 m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 m x 6 m	3.4 m x 6 m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4 m x 6 m	2.4 m x 6 m
ACCESSIBLE PARKING AISLE (min.)	1.5	2.95 m

* MAY REQUIRE SITE SPECIFIC ZONING OR MINOR VARIANCE

BUILDING AREA	NEW ADDITION	ENCLOSE EX STORAGE	EXISTING BUILDING	TOTAL BUILDING
	+ 2,207.5 sq.m.	+ 574.8 sq.m.	+ 1,661.8 sq.m.	+ 4,444.1 sq.m.
	23,761.3 sq. ft.	6,187.1 sq. ft.	17,887.5 sq. ft.	47,835.9 sq. ft.

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drawn	SM
designed	GDR
reviewed	KR
date	2024/03/01
scale	1:200

project
TREVCO STEEL EXPANSION VINELAND
11 THOMPSON CRESCENT
ERIN, ONTARIO

drawing
ARCHITECTURAL SITE PLAN

REINDERS + LAW
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ARCHITECTURE . ENGINEERING
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